

**Brentwood Planning Board
Minutes –March 20, 2014**

Members Present: Bruce Stevens, Chairman Kevin Johnston
 Bob Magnusson Steve Hamilton
 Rob Wofchuck Jane Byrne, BOS rep
 Mark Kennedy, Alternate
 Glenn Greenwood, Circuit Rider Planner

7:00 open

Minutes – Mail – Board Business – Public Hearing

Chairman Stevens opened the meeting at 7:00 pm.

Motion made by Wofchuck, 2nd by Byrne to give Kennedy voting rights: all were in favor.

The Board is in receipt of a request from Symes Associates, developer of Mill Pond Crossing, requesting that their Letter of Credit be reduced from \$102,284.70 to \$25,000.00 for work completed at the site. Town Engineer Steve Cummings recommends this release. Many residents of Mill Pond Crossing were present, requesting that the PB not release any of the funds until all conditions of the performance agreement have been met. Sally Hawko and Terry Liccardi both serve on the MPC Board of Directors and spoke on behalf the residents this evening. Also present was Jeff Rhuda of Symes Associates.

Liccardi told the Board that they have met with Rhuda on several occasions over the past year or so, and there are still outstanding issues they feel need to be addressed. They have provided the PB with a list of their concerns that include, in part, improper drainage swails; no crown on Birch Road; the dry hydrants have never been tested and the depth of the fire pond not confirmed; finish coat on driveways, rocks that are penetrating the roadways. They are requesting an “as-built” and referenced several building code issues. Stevens told them that the building issues are out of the jurisdiction of the PB.

Stevens suggested that they take a set of the plans and “mark-up” the areas of concern and bring that to the PB office and when the weather allows, the PB will hold a site walk that would include the town engineer. He said that the PB will notify the HOA and Rhuda of the date and time. The bond release request does not show work completed to date, only work completed as of 2009. After much discussion, there were points that Rhuda disagreed with and he asked to withdraw Symes request for the bond reduction and will wait for the site walk in the spring. Liccardi asked who was responsible for testing the hydrants, and both Byrne and Stevens said the FD is responsible for the testing. Members agree that any request for release of funds needs to be supported with a list of work completed.

Motion made by Kennedy, 2nd by Wofchuck to accept the request from Rhuda to withdraw the bond reduction: all were in favor. The residents and Rhuda thanked the Board for their time this evening.

New Hearing: Amendment to a Previously Approved Site Plan – Nordins, LLC – tax map 204.003

This is a new hearing this evening. Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Magnusson, 2nd by Wofchuck to accept the application: all were in favor.

Christopher Albert of Jones & Beach Engineers spoke on behalf of the applicant, Sean Nordin, who was also present. There were no abutters present.

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Albert said they have met with the CC and ZBA, regarding the wetland buffer. The ZBA granted a variance for the wetland buffer. He said they were before the PB in 2003 for the building in front, and then a residence to be built in the rear. They now want to build a small warehouse in place of the house. Albert said their obstacles were the driveway width and the size of the cistern. They have revised the driveway to be 20 feet wide per NFPA regulations. By their calculations, they need a 5,000 gallon cistern, and he has received a copy of a letter from Nick Cricenti that states, because of the plastics to be stored in the warehouse it falls under a different NFPA code, and a 35,000 gallon cistern is required. Albert said there will be two units for rent in the back, one for a cable company, and there will be no plastic signs stored inside this building.

He said their original letter requested 3 waivers: one for the fire cistern, stating that based on the size of the building (3,360 s f) a 5,000 gallon cistern met code. Fire consultant Crecnti originally agreed to a 5,000 gallon cistern, but if the plastic signs are to be stored inside, NFPA requires about 35,000 gallons. Albert said the signs are not going to be stored in the building, so Stevens suggested they work out the cistern issue with SFC engineering. The second waiver request was for site plan section 9.15 Illumination. They will have wall pack lighting on the building. They said that High Intensity Soil Surveys were done with the original site plan and there are no changes in the soils. Greenwood said the HISS is not germane to the topic, as there is no density issue here, and this can be waived.

Town engineer Steve Cummings' letter was reviewed and they provided a letter of response. Members agree that they need an amended driveway permit from the NHDOT. They are asking for a waiver to the requirement to have the plan show bearings/distances (section 9.1.12 & 9.2.1). Albert said the boundary is over 2,000 feet long and is swampy in the back. It was surveyed in 2003 by a different surveyor. Magnusson said he is uncomfortable with not having bearings or distances, as required. Nordin said there are markers along the property line, and Stevens said they would require just the basic boundary line information. Stevens asked if they can monument the portion in question, not the entire 19 acres. Magnusson asked that Albert speak with Cummings regarding this. Because of the schedule tonight, with one more presentation, Stevens asked that this hearing be continued. Copies of the waiver requests will be e mailed to members.

Motion made by Byrne, 2nd by Kennedy, to continue this hearing to April 3rd, at 7:00 pm: all were in favor. Albert thanked the Board for their time this evening.

Board Business Continued

Jamie Houle, Dan Bourdeau, Tim Puls and Allison Watts of the Southeast Watershed Alliance were in to update the PB on their work for the Green Infrastructure Project. In a power point presentation, they detailed their assessment of 5 municipal properties for grant funding for stormwater remediation. The sites included the Fire Station, Town Office, School, Highway Shed and Library. After the presentation all agreed that the Library is the best option, as they have the most serious issues with the parking and runoff. The grant would provide the materials and the town has agreed to provide the labor for the work. The design of the work to be done will be done by a professional engineer provided by the grant. This project will need to be completed by the end of the construction season, 2014.

Motion made by Wofchuck, 2nd by Stevens that the funding would be put toward the Library: all were in favor.

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Motion made by Magnusson, 2nd by Kennedy to have the team come back on April 17, at 7:00 pm : all were in favor.

Motion made by Magnusson, 2nd by Kennedy to approve the March 6 minutes. The motion carried with Hamilton abstaining as he was not present.

Motion made by Stevens, 2nd by Byrne to hold a public hearing on May 1st for discussion on amending the subdivision and site plan regulations that relate to fire suppression: all were in favor. Fire Inspector Jon True will be asked to attend this hearing.

Motion made by Byrne, 2nd by Kennedy to adjourn at 9:30 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board